

COUNTY OF LUCAS

BUILDING CODE

2004 EDITION

Effective December 7, 2004

**Lucas County Building Regulations Department
1115 S. McCord Road
Holland, Ohio 43528**

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PART II - BUILDING PLANNING

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PART IV - MECHANICAL

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PART V - PLUMBING

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PART VII - ENERGY CONSERVATION

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PART 1 - ADMINISTRATIVE

SECTION 101 - TITLE

101.1 Title. This resolution shall be known and may be cited as "The Lucas County Building Code", hereinafter referred to as "this Code."

SECTION 102 - PURPOSE

102.1 Standards. The purpose of this code is to provide minimum standards that promote public safety, health and general welfare - through structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal demolition, use and occupancy of buildings, structures, or premises.

SECTION 103 - SCOPE

103.1 Application. The provisions of this Code shall apply to the erection, construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of buildings and structures in the unincorporated portions of Lucas County, all non-structural development in designated Special Flood Hazard Areas as defined in the Flood Damage Prevention Regulations, and all reasonable rules and regulations adopted in furtherance thereof and in conformity therewith.

103.2 All New Work to Conform. After the effective date of this Code, no building or structure shall hereafter be constructed, altered, repaired, or removed, except in conformity with the provisions of this Code or any authorized rule or written approval of the County Chief Building Official made and issued thereunder.

103.3 Conflict. Whenever any provision or requirement herein relating specifically to the construction, maintenance or operation of any building or part of a building shall conflict with the general provisions herein relating to the construction, maintenance, or operation of buildings generally, the specific provision shall govern in each case.

103.4 Use. It shall be unlawful to maintain, occupy or use a building or structure, or any part thereof, that has been erected or altered in violation of the provisions of this Code.

103.5 Maintenance. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards that are required by this Code in a building when erected, altered, or repaired, shall be maintained in good working order. The owner or his designated agent shall be responsible for the maintenance of buildings and structures.

103.6 Building Affected. The provisions of this Code apply to buildings or structures on land or over water, and to constructions, such as vaults, areas or street encroachments, however placed, that are appurtenant to such buildings or structures.

103.7 Codes Applicable. One, two and three family dwellings, and all detached residential structures shall be constructed in accordance with the requirements of the Residential Code of Ohio, 2004 Edition.

Buildings and structures other than one, two and three family dwellings and residential detached structures shall be constructed in accordance with the requirements of the latest edition of the Ohio Building Code.

In the event of a conflict with the provisions of the administrative section of the Ohio Building Code and this Code, the provisions of this Code shall govern.

103.8 Not Retroactive. Except for safety, sanitation, and as otherwise regulated in this Code, nothing in this Code shall require any change of construction, size, designated legal use, or occupancy of any building, structure, equipment, or premises which complied with the law or ordinance enforced at the time a permit was lawfully granted for the construction of such building, structure, or equipment or any occupancy or use by the County Chief Building Official.

SECTION 104 - AUTHORITY

104.1 Creation. The Lucas County Building Regulations Department is hereby created and shall consist of a Chief Building Inspector and such other deputies and assistants as may be provided by the Board of Lucas Country Commissioners. The Chief Building Inspector shall also be known as the Chief Building Official.

104.2 Appointment. The Board of Lucas County Commissioners as provided in Section 124.11, Ohio Revised Code, shall appoint the Chief Building Official.

104.3 General. The Chief Building Official shall devote his whole time to the duties of this office. The Chief Building Official shall receive applications required by this Code, issue permits and furnish the required certificates, shall examine premises, or cause them to be examined by a deputy or assistant, for which permits have been issued, and shall make necessary inspections to see that provisions of this Code are complied with and that construction is executed safely. The Chief Building Official, appointed deputies or assistants, shall enforce all laws relating to the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, except as may be otherwise provided for.

104.4 Duties. It shall be the duty of the Chief Building Official, appointed deputy or assistant to enter upon and inspect any premises to determine compliance with this code or upon which the Building Official has reason to believe is in violation of this Code. Inspections required under provisions of this Code shall be made by the Chief Building Official or a duly appointed assistant: provided that reports may be accepted from inspectors of recognized inspection services, after investigation of their qualifications and reliability. But no certificate called for by any provision of this Code shall be based upon such reports unless the same are in writing and certified by a responsible officer of such service.

104.5 Rules. The Chief Building Official shall promulgate rules for carrying into effect the provisions of this Code as prescribed herein and consistent therewith. It is the intent of this requirement that the standards of federal or state bureaus, national technical organizations and fire underwriters, as the same may be amended from time to time, shall serve as a guide to fixing the maximum rules of practice under this Code.

104.6 Referenced Standards. The standards referenced in this code and listed in Chapter 43 of the Residential Code of Ohio, 2004 edition, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply.

SECTION 105 – RIGHT OF ENTRY

105.1 Right of Entry. Upon presentation of proper credentials, the Chief Building Official, appointed deputies or assistants, in the discharge of their duties, shall have authority to enter any building, structure or premises at any reasonable hour. If entry is refused, the Chief Building Official shall have recourse to the remedies provided by law to secure entry.

105.2 Identification. For the purpose of identification, the Chief Building Official, appointed deputies or assistants shall have a badge of office, and a personal identification card, which shall displayed, upon demand, before entering any building, structure or premises.

SECTION 106 – VIOLATIONS AND PENALTIES

106.1 Unlawful action. It shall be unlawful for any person, firm, or corporation whether as owner, lessee, sublessee or occupant to erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in this jurisdiction or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code.

106.2 Notices. Whenever the Chief Building Official is satisfied that a building or structure, or any work in connection therewith, the erection, construction or alteration, execution or repair of which is regulated, permitted or forbidden by this chapter, is being erected, constructed, altered or repaired in violation of the provision or requirements of this Code, or in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, he may serve a written notice or order upon the person responsible therefor directing discontinuance of such illegal action and the remedying of the condition that is in violation of the provisions or requirements of this Code.

106.3 Legal action. In case such notice or order is not complied with, the Chief Building Official shall request the Lucas County Prosecuting Attorney to institute an appropriate action or proceeding at law or in equity, to restrain, correct or remove such violation, or the execution of work thereon, or to restrain or correct the erection or alteration of, or to require the removal of, constructed or altered, in violation of, or not in compliance with, the provisions of this Code or with respect to which the requirements thereof, or any order or direction made pursuant to provisions contained therein, shall not have been complied with.

106.4 Stopping Work. Whenever in the opinion of the Chief Building Official, by reason of defective or illegal work in violation of a provision or requirement of this Code, the continuance of a building operation is contrary to public welfare, he may order either orally or in writing all further work to be stopped and may require suspension of work until the condition in violation has been remedied. Where an emergency exists, the Chief Building Official shall not be required to give a written notice prior to stopping the work.

106.5 Penalties. A person who shall violate a provision of this Code or fail to comply therewith any of the requirements thereof, or who shall erect, construct, alter or repair, or has erected, constructed, altered or repaired a building submitted and approved thereunder, or of a permit or certificate issued thereunder, shall be guilty of a misdemeanor punishable by a fine of not more than three hundred dollars (\$300.00) and every day during which such offense continues shall be deemed a separate offense. The owner of a building, structure or premises, where anything in violation of this Code, shall be placed or shall exist, and an architect, engineer, building contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of such violation shall each be guilty of separate offenses and upon conviction thereof shall be fined as herein provided.

106.6 Abatement. The imposition of the penalties herein prescribed shall not preclude the Lucas County Chief Building Official from instituting an appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to restrain, correct or abate a violation, or to prevent an illegal act, conduct, business or use in or about any premise

106.7 Partial invalidity. If for any reason any one or more sections, sentence clauses or parts of this Code are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions.

SECTION 107 – ENFORCEMENT AND APPEAL

107.1 Enforcement. The Chief Building Official or his deputies or assistants shall have the power to enforce this Code and all state laws relating to the construction or alteration of buildings and structures together with plumbing, heating and ventilation, air conditioning, and electrical installations therein, or in connection therewith.

107.2 Appeals. Any person adversely affected by any order of the Chief Building Official or that said regulation as adopted is unreasonable or unlawful may appeal to the Board of Appeals. Any person adversely affected by the findings of the Board of Appeals may appeal to the court of common pleas as provided for in Section 307.37 of the Ohio Revised Code. A fee of \$200.00 will be assessed for each item to be appealed to the Board of Appeals.

107.3 Interference with Inspector. No person shall in any way hinder or prevent the Chief Building Official, assigned deputies or assistants from entering and inspecting any building already erected or in the course of construction, alteration, repair, demolition or removal.

107.4 Constitutionality. If any section, sub-section, sentence, clause or phrase of this Code is declared unconstitutional, such decision shall not affect the validity of the remaining portions of this Code, and the Board of County Commissioners hereby declares that it would have enacted each section, sub-section, sentence, clause and phrase hereof irrespective of the fact that any one or more of the other sections, sub-section, clauses or phrases be declared unconstitutional.

SECTION 108 – BOARD OF BUILDING STANDARDS AND APPEALS

108.1 Establishment. There may be established in the County a Board of Building Standards and Appeals, which may consist of five or seven members, appointed by the Lucas County Commissioners, or may contract with an existing Board of Appeals. The Lucas County Commissioners may establish rules governing appointment of such Board members, determine the terms of office of each Board member, and establish rules of procedure, quorum, and record keeping of the Board.

108.2 Rules and Regulations. The Board will recommend the adoption and promulgation of rules and regulations interpreting the provisions of this Code and implementing its administration and intent. The Board will establish procedures for hearing appeals and the actions taken thereon. It will provide for research and investigation concerning new developments in the building industry and recommend

provisions for any test or methods that it may deem necessary.

The Board will adopt rules and regulations of procedure that may change at its direction, provided however, that no rule, regulation, or resolution shall be in conflict with this Code. These rules and regulations will fix time and place of regular meetings for appeal procedure, and for such other matters as are pertinent to the operation of the Board.

108.3 Appeal. Any person adversely affected by a decision of the Department of Lucas County Building Regulations refusal to grant a permit or refusal to permit the use of a particular material, method or equipment in a proposed structure affected thereby may appeal to the Board of Appeals, provided such appeal is filed within thirty (30) days of the date of the written decision of the Chief Building Official. The appeal must be based either on the grounds that this Code, or rules adopted thereunder, has been incorrectly interpreted in the particular case or that there are no such code or regulatory provisions covering the particular matter involved. The Board will determine all appeals within thirty (30) days after filing thereof. The decision of the Board of Appeals is binding and shall be returned to the appellee in writing or considered to be properly conveyed if posted on the site of the improvement in question.

SECTION 109 - ALTERNATE MATERIALS AND SYSTEMS

109.1 General. The provisions of this Code are not intended to limit the appropriate use of materials, appliances, equipment or methods of design of construction not specifically prescribed by this Code, provided the Building Official determines that the proposed alternate materials, appliances, equipment or methods of design of construction are at least equivalent to that prescribed in this Code in suitability, quality, strength, effectiveness, fire resistance, durability, dimensional stability, safety, and sanitation.

109.2 The Chief Building Official shall make, or cause to be made investigations, or may accept duly authenticated reports from recognized sources of new materials or modes of construction intended for use in the construction of buildings or structures in the unincorporated areas of Lucas County which are not provided for in this Code, and shall promulgate rules setting forth the conditions under which such materials or modes of construction may be used.

109.3 Tests. Determination of equivalence shall be based on design or test methods or by other such standards approved by the Chief Building Official. The Chief Building Official may accept as supporting data to assist in this determination duly authenticated Research Reports from BOCA Evaluation Services, Inc., ICBO Evaluation Services, Inc., SBCCI Public Safety Testing and Evaluation Services, Inc., and National Evaluation Services, Inc., acceptance Documents from the U.S. Department of Housing and Urban Development or from other approved authoritative sources for all materials or assemblies proposed for use which are not specifically provided for by this Code. The applicant shall pay the costs of all tests, reports and investigations required under these provisions.

SECTION 110 - LIABILITY

110.1 Personal Liability. Any Officer or employee charged with the enforcement of this Code, acting for the County of Lucas in the discharge of his duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of his duties. Any suit brought against any officer or employee because of such act performed by him in the enforcement of any provision of this Code shall be defended by the Lucas County Prosecutor's Staff or at the expense of Lucas County until the final termination of the proceedings therein.

110.2 Records. There shall be kept in the office of the Building Regulations Department a record of building permits and each permit shall be regularly numbered in the order of its issue. There shall also be a record showing the number, description and size of all buildings erected, indicating the kind of materials used, the cost of each building and aggregated cost of all buildings in the various classes for which permits have been issued. There shall be also kept a record of all inspections made and of all removal and condemnation of buildings and a record of all fees collected, showing the date of their receipt. All fees thus received shall be deposited with the County Treasurer to the credit of the enterprise fund of the Lucas County Building Regulations Department.

SECTION 111 - PERMITS

111.1 When Required. It shall be unlawful to commence construction, enlargement, alteration, repair- other than ordinary repairs, removal or demolition of a building or structure, or the installation of any electrical, plumbing, heating, refrigeration, and air conditioning equipment without first filing with the Building Official an application in writing and obtaining a formal permit therefor.

111.2 When Not Required. No permit will be required for the following work:

1. Ordinary repairs are non structural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building official.
2. The construction of a detached residential structure 120 square feet or less.

111.3 Forms. Forms to apply for permits will be furnished by the Chief Building Official.

111.4 Approval in Part. Nothing in this Section shall be construed to prevent the Chief Building Official from issuing a permit for construction of part of a building or structure

before entire plans and detailed specifications of said building or structure have been submitted or approved, if adequate information and detailed specifications shall have been presented for the same and have been found to comply with this Code.

111.5 Permit Fees. Permit fees shall be established by the Board of Lucas County Commissioners and shall be as listed in Appendix B.

111.6 Action on Applications for Permit. The Chief Building Official shall act upon an application for permit and plans as filed, or as amended, within a reasonable time after filing. If, after examination of the application for permit and the plans as filed or amended, he finds no objections to the same, and it appears that the proposed work will be in compliance with the requirements of this Code, and other pertinent laws and ordinances, he shall approve such application and issue a permit for the proposed work as soon as practicable. If his examination reveals otherwise, he will reject such application, noting his findings in a report to be attached to the application and delivering a copy to the applicant.

111.7 Conditions of Permits. A Permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, conceal, alter or set aside any provisions of this Code, nor shall such issuance of a permit prevent the Chief Building Official from thereafter requiring a correction of errors in plans or in construction, or of violations of this Code.

111.7.1 Zoning Approval. No permit shall be issued unless the local zoning authority has approved the proposed construction work.

111.7.2 EPA Approval. Prior to construction, the permit holder or his agent shall be responsible for securing a permit from the Ohio EPA, when required.

The National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities (a.k.a. Construction General Permit) is required for construction activities disturbing one (1) or more acres. This Construction General Permit became effective on March 10, 2003 for all Phase II communities.

The application, called a Notice of Intent (NOI), for the Construction General Permit must be submitted at least forty-five (45) days prior to the commencement of any new construction activity. The one (1) acre criteria also applies to all sites located within a larger common plan of development or sale, which will collectively result in the disturbance of one or more acres of land.

Construction activities include any clearing, grubbing, grading, excavating, and/or filling activities.

The Construction General Permit requires but is not limited to a stone construction entrance, sediment and erosion control practices, and seeding requirements within a specified time frame, as spelled out in the permit. In this manner any construction activities that create excessive mud and dirt

on streets or litter will have to be corrected. If corrective action is not satisfactorily undertaken, then building inspections will cease until the problem is rectified.

111.7.3 Conformance. All work performed under a permit shall conform to the approved application, plans, and amendments thereto.

111.7.4 Site Plan. The location of all new construction as shown on the approved site plan or an approved amendment thereof, shall be strictly adhered to. It shall not be permitted to reduce or diminish the area of a lot or plot of which a site plan has been filed and has been used for the basis for a permit, unless a revised plan showing the proposed change and conditions shall have been filed and approved; provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

111.8 Signature to Permit. Every permit issued by the Chief Building Official under the provisions of this chapter shall have his signature affixed thereto; but this shall not prevent him from authorizing a subordinate to affix such signature.

111.9 Limitation. Any permit issued for work regulated by the Ohio Building Code shall become invalid unless the work authorized by it shall have been commenced within twelve (12) months after its issuance or unless before then the permit shall have been extended by the Chief Building Official for a period not exceeding twelve (12) months. Only one (1) extension per permit will be permitted. If, at the end of the twelve (12) month extension, the work has not commenced, a new permit shall be first obtained, and the fee therefor shall be the same as required for a new permit. Fees for the extension shall be as indicated in Appendix B.

111.9.1 Any permit issued for work regulated by the Residential Code of Ohio shall become invalid if the work authorized by it is not commenced within six (6) months and completed within eighteen (18) months of issuance. The Chief Building Official may grant one six- (6) month extension if work has shown substantial progress. At the end of the eighteen (18) months, or two (2) years, if an extension is granted, the permit shall be void and a new permit shall be obtained and fees paid.

111.10 Issuance of Permit. The Chief Building Official shall issue to the applicant a copy of the permit, which shall be posted in a conspicuous location on the premises during the prosecution of the work until the completion of the same.

111.10.1 Post of Permit. No building operations requiring a permit shall be commenced until the permit holder or his authorized agent shall have posted the permit card.

111.11 Revocation. The Chief Building Official may revoke a permit or approval issued under the provisions of this code in case there has been any false statement or

misrepresentation as to a material fact in the application or plans on which the permit or approval is based.

111.12 Work Without Permit. Any person, firm or corporation who performs or causes to be performed any work for which a permit is required prior to obtaining such permit, shall be subject to double the normal fee for such permit plus the following amounts:

1. First offense----- \$ 250.00
2. Second offense within 12-month period----- \$ 500.00
3. Third offense within 12 month period----- \$ 1000.00
4. Fourth offense with 12 month period----- \$ 1000.00
5. Fifth offense within 12 month period----- \$ 1,000.00
6. Sixth offense within 12 month period and all subsequent offenses in that period. ----- \$1,000.00

In no event shall the additional charge exceed \$1,000.00 for any one offense.

The payment of the aforementioned charges shall not relieve any person, firm or corporation from full compliance with the requirements of this Code in the execution of the work, nor from any penalty prescribed therein.

SECTION 112 - PLANS

112.1 Plans Required. Before proceeding with the construction, enlargement, alteration or repairs of any building or structure; or the installation of any electrical, plumbing, heating, refrigeration, and air conditioning equipment for which a permit is required, the owner or his authorized representative shall accompany the application for such permit with at least two (2) complete sets of construction documents for residential application and three (3) complete sets of construction documents for commercial application.

112.2 Title. Construction documents shall be fully titled with the name of owner or owners, location of site, legal description of property, and the name of the design professional.

112.3 Retention. Plans and specifications shall be kept on file in the Department of Building Regulations until the issuance of a certificate of occupancy.

112.4 Detail Required. All plans and drawings shall be drawn to scale. The scale shall be large enough to clearly show the construction. Original plans and drawings shall be made on material suitable for an exact reproducing process that is legible and will not fade or obliterate. The plans and drawings shall be thorough and complete, showing clearly all of the work to be done, shall be accurately dimensioned, and shall include such details as may be required to satisfy the Chief Building Official with the requirements of this Code.

112.5 Information Required. Plans shall include a site plan, floor plans, sections,

elevations, details, structural framing, equipment plans, and plans of apparatus layouts, which shall show clearly the parts of the building or structure. Plans shall be accompanied by such engineering calculations as the Chief Building Official may deem necessary to facilitate the work of examining such plans. Any and all changes to the approved plans and specifications that affect public health and/or safety shall be filed with the original documents.

112.6 Examination of Plans. The Chief Building Official shall examine or cause to be examined plans and specifications submitted, and shall ascertain by such examination whether the construction indicated and described therein is in accordance with the requirements of this Code and all other pertinent laws or ordinances. If, after examination of the plans submitted, the Chief Building Official is satisfied that the plans conform to the requirements of this Code and other pertinent laws and ordinances, he shall approve the plans by endorsement in writing, or by affixing a stamp of approval on said plans.

112.7 Conditional Approval. When plans are submitted which do not conform with the requirements of this Code, such plans may be approved by the Chief Building Official provided such non-conformance does not consist of a condition considered to be a serious hazard, and the owner or his representative subsequently submits revised plans, addenda or other data to show evidence of compliance with the applicable provisions of this Code. In the event such data is not received within a reasonable length of time, not to exceed thirty (30) days, the Chief Building Official shall revoke the plan approval.

112.8 Distribution. The Chief Building Official shall retain one set of plans so approved and one/two sets shall be returned to the owner or his representative, and shall be kept at the work site for use by the Chief Building Official or assigned deputies.

112.9 Amendments. Nothing in this Code shall prohibit the filing of an amendment to an application or to a plan or other accompanying documentation at any time before the completion of the work for which the permit was sought. Such amendments, after approval, shall be filed with and be deemed a part of the original applications.

SECTION 113 - INSPECTION

113.1 Inspections. For on-site construction from time to time, the Chief Building Official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this Code.

113.2 Notice of Inspection. It shall be the responsibility of the holder of the permit to notify the Department of Lucas County Building Regulations when work is ready for the various inspections required by the terms of the permit and this Code. Persons requesting inspections shall call the Department of Lucas County Building Regulations.

1. Calls received for inspections prior to 3:00 PM will be scheduled for inspection

on the following day of the call, whenever possible.

113.3 Required Inspections. Requests for inspections shall be made at the following stages of construction:

113.3.1 Footing and Foundation. Inspection of the footing and foundation shall be made after poles or piers are set or trenches or basement areas are excavated, forms erected, and any required reinforcing steel is in place and prior to the placing of concrete. This inspection shall include excavations for thickened slabs intended for the support of load bearing walls, partitions, structural supports, or equipment, and special requirements for wood foundations.

113.3.2 Foundation Wall. Foundation wall inspections are required prior to backfilling to ensure that the walls are properly dampproofed or waterproofed and that the perimeter foundation drainage tile is properly placed along the base of the foundation.

113.3.3 Plumbing, Mechanical and Electrical Rough inspection. Rough inspection of plumbing, mechanical and electrical installations shall be made prior to covering or concealment, before fixtures are set, and prior to the framing inspection. Plumbing rough inspections shall be performed while under air test or other approved means to verify the integrity of the system.

Note: It is strictly prohibited to pump storm water, including dirt and debris, into any sanitary sewer lateral. By order of the Lucas County Sanitary Engineer and the Ohio EPA.

113.3.4 Frame and Masonry inspection. Inspection of frame and masonry construction shall be made after the roof, masonry, all framing, fireblocking, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved. Fireplace installation, if any, shall be inspected for clearance to combustibles at this time.

113.3.5 Final inspection-equipment. After installation of all plumbing fixtures and equipment, mechanical equipment and electrical fixtures and devices, final inspection shall be made on all systems to confirm compliance with adopted codes and standards.

113.3.6 Final inspection-structure. Final inspection is required after completion of all construction to ensure that all inspections have been performed and approved, all work has been completed properly, final site grading is installed, and prior to occupancy.

113.3.7 Final Inspection-Lucas County Engineer's Office. Contact the Lucas County Engineer's Office at 419-213-4540 to schedule inspections as follows:

- a. **Site Grading and Drainage.** The Engineer's Office shall be notified at the time of final grading for inspection to assure proper grade is met for drainage purposes.
- b. **Sidewalks, Handicapped Ramps and Detectable Warning Devices.** The Engineer's Office shall be notified prior to construction of sidewalks in the public right of way for inspection to assure proper grade is met and ADA accessibility standards are complied with.

113.4 Periodic inspection. Inspectors may perform periodic inspections or may require other inspections not listed herein to ascertain compliance with this Code and other laws enforced by the Building Regulations Department.

113.5 Special inspection or Service. Any person, firm or corporation requesting an inspection of any existing building or part thereof, or other special services that may be offered by the Building Regulations Department, shall be charged for such special inspection or special service on the basis of time consumed by each inspection or authorized person performing the service, at the rate of thirty-seven dollars (\$37.00) for each hour or fraction thereof.

113.6 Health and Safety inspection. Any person, firm or corporation requesting an inspection of any existing structure for the issuance of a Certificate of Use and Occupancy based upon a health and safety inspection, shall be charged a fee of one hundred dollars (\$100) plus any required State of Ohio fees.

113.7 Reinspection. In the event that the Chief Building Official or appointed deputy has made two (2) separate inspections to ascertain compliance with this code for any specific inspection as delineated in sections 113.3.1 through 113.3.6, a reinspection fee as noted in Appendix B shall be paid prior to any further inspections. If an inspection cannot be performed by the Chief Building Official or appointed deputy at the site, a reinspection fee shall be paid prior to any subsequent inspections.

113.8 Covering Work Prior to Inspections. It shall be a violation of this Code to cover, prior to inspection, any work required to be inspected under the terms of the permit and this Code, irrespective of any penalties for such violation. The Chief Building Official, assigned deputies or assistants shall require the holder of the permit to uncover any such work for inspection. The cost, if any, of uncovering such work, and of replacing the cover after the work has been found satisfactory, shall be borne by the holder of the permit whose work required inspection.

Any work, which does not meet the standards contained in this Code, shall be corrected within a reasonable time specified by the Chief Building Official, assigned deputies or assistants. The Building Official or deputy shall then make a reinspection.

113.9 Penalty. Failure to provide for inspections listed in sections 113.3.1 through 113.3.6 shall constitute a violation of this Code and be subject to penalties herein provided.

SECTION 114 – CERTIFICATE OF OCCUPANCY

114.1 Required. No building or addition hereinafter erected or altered shall be occupied or used, in whole or in part, until a certificate of occupancy shall have been issued to the permit holder certifying that such building, addition or alteration conforms to the provisions of this Code.

114.1.1 Subdivisions. No certificate of occupancy shall be issued upon completion of a building located in a new subdivision until a hard surfaced, permanently paved roadway access is provided by the developer to permit ingress and egress of the residents and by emergency vehicles such as police and fire service units. Hard surface permanent pavement shall be identified as, at a minimum, the first course of asphaltic concrete pavement or other permanent pavement approved by the Lucas County Engineer.

114.2 Temporary Occupancy. Upon request of the owner of a building to whom a permit has been issued, or his designated agent, the Chief Building Official may issue a temporary certificate of occupancy for a portion of the building, provided that the portion occupied is considered safe and sanitary and will not jeopardize life or property.

SECTION 115 – PREFABRICATED CONSTRUCTION

115.1 General. A certificate of approval by an approved agency shall be furnished with every prefabricated assembly, except where all elements of the assembly are readily accessible to inspection at the site. Placement of prefabricated assemblies at the building site shall be inspected by the Chief Building Official to determine compliance with this Code.

NOTE: Provisions for foundation systems and building service equipment connections necessary to provide for the installation of new manufactured homes on privately owned (nonrental) lots and existing manufactured homes to which additions, alterations or repairs are made are contained in the Residential Code of Ohio and referenced standards as adopted by the Board of Commissioners of Lucas County.

SECTION 116 - DEFINITIONS

116.1 Scope. For the purpose of this Code, certain abbreviations, terms, phrases, words, and their derivatives shall be construed to be as defined in the Residential Code of Ohio, as modified and adopted by Board of Commissioners of Lucas County. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine, and feminine the masculine.

116.2 General Building Definitions. Terms either modified from or not included in the Residential Code of Ohio as adopted herein:

Accessory Building. A building, the use of which is incidental to that of the main building, is located on the same lot and is greater than 10' from the main building.

Building. A building shall mean any one, two or three family dwelling or portion thereof, which is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include structures accessory thereto.

Building Official - Building Official is the officer or other designated authority charged with the administration and enforcement of this Code.

Building services piping-means piping systems and their component parts that are part of a building system and that promote the safe, sanitary, and energy efficient occupancy of a building. Building services piping includes, but is not limited to, cold and hot potable water distribution for plumbing fixtures; sanitary lines leading from plumbing fixtures; non-flammable medical gas systems; medical oxygen systems; medical vacuum systems; fire protection piping systems and compressed air in dry systems; refrigeration, chilled water, condenser, cooling tower water, brine, and water/antifreeze systems; steam, steam condensate, and hot water piping systems; heating and cooling piping systems; fuel oil piping and fuel gas piping for heating, cooling and cooking applications.

Dwelling. A dwelling is any building, which contains one, two or three "dwelling units" used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.

Dwelling Unit. A dwelling unit is a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Family. A family is an individual or two or more persons related by blood, marriage, or law, or a group of not more than five persons (excluding servants), who need not be so related, living together in a dwelling unit.

Hot Water. Hot water means water at a temperature greater than or equal to 110° Fahrenheit (43 C.).

SECTION 117 – REGISTRATION OF SPECIALTY CONTRACTORS.

117.1 General. It shall be unlawful for any person, firm, or corporation to display a sign stating or implying that he, she, they or it are Electrical, Heating and Air Conditioning, Plumbing, Refrigeration or Hydronics Contractors, or to advertise by means of business cards, stationary, advertisement or trade or telephone listing or otherwise indicate or represent, orally or in writing that he, she, they or it are in the Electrical, Heating and Air

Conditioning, Plumbing, Refrigeration or Hydronics business or trade, unless he, she, they or it first register with the Building Regulations Department as provided by this Section.

117.2 Subcontract. Nothing in this Section shall prohibit a general contractor not registered as herein provided from bidding upon or soliciting Electrical, Heating and Air Conditioning, Plumbing, Refrigeration or Hydronics work in connection with the construction, remodeling, alteration or repair of a building or premises; provided however, all such work is done by or under the supervision or direction of a person registered to do such work as provided by this Section.

117.3 Transfer. It shall be unlawful for any person, firm or corporation registered as provided herein to loan or extend the right or privileges given hereunder for work contracted for or done by any person other than the registree or person working under his direction or supervision and any violation thereof shall cause such certificate to be suspended or revoked as hereinafter provided.

117.4 Unlawful action. It shall be unlawful for any person, firm or corporation to install equipment unless they are registered under this Section of the Code to install said type of equipment within the jurisdiction of the Lucas County Department of Building Regulations. The date of offense for the illegal installations of equipment shall be the date on which discovery is made by the Lucas County Department of Building Regulations.

117.5 Revocation of Registration. No Certificate of Registration issued in accordance with the provisions of this Section shall be assignable or transferable. Any such certificate may, after hearing, be suspended or revoked by the Chief Building Official if the person, firm or corporation holding such certificate willfully, or by reason of incompetence, violated any statutes of the State of Ohio or any rule or regulation adopted by Lucas County relating to work performed under requirements for certification.

117.6 Certificate Defined. A Certificate of Registration shall mean a certificate which authorizes a person, by reason of qualification through the issuance of a State of Ohio Specialty Contractor's License, to install and/or supervise work in accordance with the provisions of this Section.

117.7 - Shop Defined. The term shop shall mean a place of business established, equipped, maintained and operated by an individual, firm or corporation for the purpose of engaging in and carrying on the work of the trade for which it is licensed.

117.8 Responsible person. A shop, as defined above, must have in its employ, a responsible person who is qualified in the trade, through the issuance of a State of Ohio issued Specialty Contractor's License in his or her specific trade, as provided for in this Section. A responsible person, as the holder of a Lucas County Certificate of Registration for a shop, cannot operate out of more than one (1) shop as defined above.

117.8.1 Termination. In the event that employment of the responsible person, who is the holder of the Certificate of Registration for a shop, shall terminate, the registration for said shop shall become null and void ten (10) days after such termination except where another responsible person is designated as the holder of the appropriate Certificate of Registration as issued by Lucas County.

117.9 Display of Certificate. Every holder of a Certificate of Registration shall keep their certificate displayed in a conspicuous place in their principal place of business.

117.10 Classes of Certificates of Registration.

117.10.1 Electrical.

Electrical Contractor - General: Shall mean one who possesses, in addition to the purely mechanical trade knowledge and craftsmanship of a journeyman electrician, a knowledge of plan making, plan reading and the ability to lay-out in the field electrical installations for all occupancy classifications.

Electrical Contractor - Residential: Shall mean one who possesses a knowledge of plan making, plan reading, and the ability to lay out in the field electrical installations for one, two and three family residential occupancies.

117.10.2 Heating, Ventilation, and Air Conditioning.

Heating, Ventilation and Air Conditioning Contractor: Shall mean any person who proceeds with or has charge of laying out or installation, alteration, replacement or repair of any warm air heating or air conditioning system, or any appliance, apparatus, device or accessory connected to it including a pre-charged refrigeration system.

Hydronics Contractor: Shall mean one who possesses, in addition to the purely mechanical trade, knowledge and craftsmanship of a journeyman steamfitter, a knowledge of plan making, plan reading, the ability to lay out in the field hot water, steam heating and air conditioning installations, and who is familiar with physics and hygiene and how they apply to the heating trade.

117.10.3 Plumbing.

Master Plumber- means one who has the knowledge and ability to lay out a complete plumbing system including waste, vent and potable water lines for all occupancies governed by the Ohio Building Code including one, two and three family residential applications.

117.10.4 Refrigeration.

Refrigeration Contractor- means any individual or business entity who for compensation, directs, supervises, or has responsibility for the means, method, and manner of refrigeration construction, improvement, renovation, repair, or maintenance on a construction project.

117.11 Application for Certificate. Every person desiring to be registered as provided for in this Section shall file with the Chief Building Official a sworn statement setting forth facts and qualifications which entitle the applicant to be registered under the provisions of this Section.

117.12 Qualifications. Applicants shall be licensed by the Ohio Construction Industry Examining Board for each specialty trade upon which a registration application is made and shall present evidence of current and valid State Licensing.

117.13 Fee. The fee for registration shall be as provided here in Appendix B and shall accompany the application thereof.

117.14 Renewal of Certificate. A Certificate of Registration issued in accordance with this Section shall expire on December 31 of the year issued, but may be renewed for the next succeeding year by the payment of an annual renewal fee on or before the said expiration date. Application for renewal of a Certificate of Registration shall be made on a form furnished by the Chief Building Official for this purpose.

117.14.1 Renewal after expiration. If a person holding a Certificate of Registration under the provisions of this Section in any year fails to renew said registration before the time of expiration provided for, said person may re-register by the payment of a renewal fee equal to twice the amount of the annual renewal fee, as provided for by this Section, within ninety (90) days following the aforesaid time of expiration.

117.14.2 Re-examination. A person or firm registered under the provisions of this Section, who fails to procure a renewal of such registration within ninety (90) days following the date of expiration, shall be considered as a new applicant. Before receiving a new Certificate of Registration, said person or firm shall be required to meet all of the requirements of a new applicant, including successful completion of an O.C.I.E.B. administered examination and payment of an original registration fee.

117.15 Exemptions. The provisions of these sections shall not apply to public institutions or industrial plants, which maintain a department for the maintenance, repair or alteration of electrical, plumbing, warm air heating and air conditioning, refrigeration or hydronics installations in or about their premises, as defined in the Ohio Building Code. All new construction or addition to the above mentioned public institutions or industrial plants shall be governed by the rules and regulations of the Ohio Building Code.

The owner of a single or one family dwelling need not be licensed or registered personally to perform work upon the premises occupied or to be occupied by the owner thereof as such owner's established residence provided, however, all work shall be done in conformity with the provisions of this Code and no work shall be done unless all permits, inspections and approvals as required by this Code are secured.

APPENDIX A

SPECIFICATIONS FOR RESIDENTIAL UNATTACHED STRUCTURES.

The specifications listed below shall apply to residential accessory structures, one story in height and less than 750 square feet in area:

1. Foundations:

Such buildings shall be built upon a concrete slab containing a 12" thickened slab for the first 8" in around the perimeter of the slab. The thickened slab and floor slab shall contain acceptable wire mesh (minimum 6 x 6 - # 10 W.W.M.) or fiber mesh. If wire mesh or fiber mesh is not used, the minimum foundation requirement shall be 18" below finish grade, a minimum of 8" wide and poured with the slab **or**

Such buildings shall be built of pole type construction with poles extending down a minimum of 4 feet below finished grade.

2. One half inch anchor bolts shall be provided, spaced not to exceed six feet on center, installed within twelve inches of corners, and embedded not less than seven inches into concrete or masonry.
3. In an accessory structure built upon a concrete slab, framing members in contact with the slab shall be made of pressure treated lumber. The bottom of the framing member shall be a minimum of four inches above finish grade.
4. Studding in exterior walls shall be a minimum of 2 x 4's at 24" on center with doubled top plates. Each wall shall be braced equivalent to at least one piece of 1"x 4" continuous, let into the studs.
5. All rafters, collar ties, ridge boards, etc. shall be installed in accordance with the design tables and criteria as listed in the Residential Code of Ohio, 2004 Edition.
6. In accessory structures with no attic storage design, a minimum of 2"x 6" rafter ties spaced at 4' on center shall be permitted to be installed over the top plates of exterior walls.
7. The header over a doorway in a gable end condition shall be equivalent in strength to doubled 2"x 6"s on edge for a span up to 10 feet in length. Where the doorway is in a bearing wall, the header shall be equivalent to doubled 2"x 12"s for a span up to 12 feet in length. Openings greater than 12' in a bearing wall condition shall meet the requirements found in the design tables located in the Residential Code of Ohio, 2004 Edition or shall be engineered by a design professional.

8. Interior walls and ceiling of an unattached accessory structure may be left unfinished. Interior walls and ceiling of an attached accessory structure may be left unfinished where not in conflict with other provisions of this Code.

The specifications listed below shall apply to residential accessory structures which are one story in height and greater than or equal to 750 square feet:

1. Such structure shall be built upon a concrete slab containing acceptable reinforcing and shall be provided with a foundation extending at least 36 inches below finished grade around the entire perimeter with a width design based upon soil bearing capacity and structural design loads, but in no case, less than 6 inches **or**
2. Such structure shall be built of pole type construction with poles extending down a minimum of 4 feet below finished grade.

APPENDIX B - FEE SCHEDULE

BUILDING PERMIT FEES

(Effective July 1, 2004)

RESIDENTIAL

Base fee (includes Certificate of Occupancy).....	\$60.00
Additional fee (per gross square foot)	\$00.17
Additional fee (detached structures and decks)	\$00.07
Modular Home Fee, per installation.....	\$125.00

COMMERCIAL

Base Fee (includes Certificate of Use and Occupancy).....	\$125.00
Additional Fee	
(per gross square foot up to 3,500 sq. ft.)	\$00.17
(per gross square foot over 3,500 sq. ft.)	\$00.12
Industrialized Unit, per installation.....	\$125.00

FIREPLACE FEES

Commercial and Residential (per unit installed)	\$20.00
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REINSPECTION FEES

Residential and Commercial Fee.....	1 st =\$30.00; 2 nd =\$60; 3 rd += \$90+
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SPECIAL INSPECTIONS

Fee (per hour)	\$75.00
Fee (Health and Safety only Certificate of Use & Occupancy).....	\$125.00
Overtime Rate (per hour).....	Based upon current labor contract provisions

DEMOLITION PERMIT FEES

Residential fee (per structure).....	\$50.00
Commercial fee (per structure).....	\$75.00

FLOOD PLAIN PERMIT FEES

Residential fee (per structure).....	\$50.00
Commercial fee (per structure).....	\$75.00

FIRE ALARMS, FIRE SPRINKLERS and FIRE PUMPS

Base fee	\$75.00
Additional fee (per head or device)	\$03.00

SUPPRESSION SYSTEMS (hoods, computer rooms, etc.).....	\$75.00
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DRAINAGE REGULATIONS, SUBDIVISION SITE PLAN REVIEW.....	\$75.00
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STATE BOARD OF BUILDING STANDARDS FEE

All Commercial Permits shall be subject to an additional 3% charge.

Electrical Permit Fees

RESIDENTIAL

Single Family Dwelling Unit..... (includes 1 rough inspection, 1 service inspection, 1 final inspection)	\$100.00
Temporary Pole	\$40.00
Service Change 0 to 100 AMP	\$50.00
101 to 200 AMP.....	\$100.00
201 AMP and greater... (use \$0.50 per Amp).....	\$100.00+
Single Family Dwelling Unit Alteration or Addition	\$70.00
(includes 1 rough inspection and one final inspection)	
Modular Home, service hook up, per installation.....	\$75.00
Swimming Pools (bonding and grounding).....	\$60.00

COMMERCIAL CONSTRUCTION

Base Fee	\$75.00
Service Per AMP	\$00.50
Temporary Service	\$50.00
Per Square Foot Charge (each)	\$00.03
Industrialized Unit or Manufactured Home Fee per Installation.....	\$75.00
Underground or Floor Slab Installation Only	\$75.00

REINSPECTION FEES

Residential and Commercial.....	1 st =\$30.00; 2 nd =\$60; .. 3 rd += \$90+
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STATE BOARD OF BUILDING STANDARDS FEE

All Commercial Permits shall be subject to an additional 3% charge.

Plumbing Permit Fees

RESIDENTIAL

Base Fee	\$40.00
Additional Fee (per fixture).....	\$6.00
Underground Only (base fee + 1 fixture minimum)	\$46.00
Replacement Water Heater	\$46.00
Modular Home Fee, per installation.....	\$75.00
Water service lines, new or replacement.....	\$46.00
Gas service lines for air heating systems $\leq 150,000$ BTUH, new or replacement.....	\$46.00

COMMERCIAL CONSTRUCTION

Base Fee	\$75.00
Additional Fee (per fixture).....	\$6.00
Underground (base fee + 1 fixture minimum).....	\$81.00
Replacement Water Heater	\$81.00
Industrialized Unit, per installation.....	\$75.00
Water service lines, new or replacement	\$81.00
Gas service lines for air heating systems $>150,000$ BTUH, new or replacement.....	\$81.00

REINSPECTION FEES

Residential and Commercial	1 st =\$30.00; 2 nd =\$60; ..3 rd += \$90+
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STATE BOARD OF BUILDING STANDARDS FEE

All Commercial Permits shall be subject to an additional 3% charge.

HVAC Permit Fees

RESIDENTIAL

Single Family Dwelling Unit.....	\$100.00
(includes 1 HVAC unit, one air conditioner unit and ductwork, includes a rough inspection and a final inspection.	
Each Additional HVAC Unit.....	\$40.00
Replacement Furnace	\$40.00
Air Conditioning Installation	\$40.00
Alteration or Addition (duct work only).....	\$40.00
Residential Boiler	\$50.00
Replacement Water Heater	\$46.00
Modular Home (fuel supply hook up) per installation.....	\$75.00
Gas service lines, for air heating systems $\leq 150,000$ BTUH input per system.....	\$40.00

COMMERCIAL

Base Fee	\$75.00
Per Square Foot Charge.....	\$00.03
Industrialized Unit Fee, per installation.....	\$75.00
Boiler Installation (safety devises only)).....	\$75.00
Equipment Replacement (per unit).....	\$75.00
(furnace, rooftop unit, air conditioners, etc.)	
Replacement Water Heater	\$81.00
Non Duct System (per unit).....	\$75.00
Exhaust Hoods (Type I & II) per hood.....	\$75.00
Gas service lines, for air heating systems $> 150,000$ BTUH input per system.....	\$75.00
Comfort cooling systems > 5 tons/ $60,000$ BTUH per system.....	\$75.00
Refrigerated rooms, walk-in coolers, freezers & cooler piping systems.....	\$75.00
Hydronic piping, hot water & steam heating $> 150,000$ BTUH input per system	\$75.00

REINSPECTION FEES

Residential and Commercial.....	1 st = \$30.00; 2 nd =\$60; 3 rd += \$90+
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STATE BOARD OF BUILDING STANDARDS FEE

All Commercial Permits shall be subject to an additional 3% charge.

Registration Fees

ELECTRICAL

General.....	\$125.00
Residential.....	\$100.00
Renewal Fee.....	\$60.00

HYDRONIC HEATING

Hydronic Heating Contractor.....	\$125.00
Renewal Fee.....	\$60.00

HEATING, VENTILATION AND AIR CONDITIONING

HVAC Contractor	\$125.00
Annual Renewal Fee	\$60.00

HVAC AND HYDRONIC

Contractor Registration Fee	\$125.00
Annual Renewal Fee	\$60.00

PLUMBING

Contractor Registration Fee.....	\$125.00
Annual Renewal Fee.....	\$60.00

REFRIGERATION

Contractor Registration Fee.....	\$125.00
Annual Renewal Fee.....	\$60.00

MAILING FEES

Residential Plans.....	\$5.00
Commercial Plans (small).....	\$5.00
Commercial Plans (large).....	\$10.00

APPENDIX C – WATTAGE SCHEDULE

1. LIGHTING CIRCUITS: PORCHES, HALLWAYS, STAIRWAYS, FOYERS, ATTICS, CLOSETS.

Side or ceiling fixture outlet	60 VA
Convenience Receptacle	150 VA
Roof Exhaust Fan	100 VA
Whole House Fan	500 VA

EXTERIOR

Entrance or exit door, side or overhang fixture outlet	60 VA
Floodlights (per lampholder)	150 VA
Garage side door, side or overhang fixture outlet	100 VA
Convenience outlet	300 VA

SUN PORCH, SOLARIUM, BREEZEWAY, LIBRARY, DEN, STUDY, MUSIC, LIVING, FAMILY, RECREATION, GREAT, EXERCISE, SEWING ROOMS, ETC.

Side fixture outlet	60 VA
Ceiling fixture outlet	150 VA
Convenience outlet	300 VA
Clock, picture and mantel outlet, when located 4" above floor	50 VA

DRESSING AND BEDROOMS

Side fixture outlet	60 VA
Ceiling fixture outlet	150 VA
Convenience outlet	100 VA

BATHROOMS AND LAVATORIES

Exhaust fan	100 VA
Side fixture outlet	100 VA
Ceiling fixture outlet	150 VA
Over the mirror fixture outlet	200 VA
Fan / light outlet	200 VA
Convenience outlet	500 VA

NOTE: Permanent electrical heaters are to be computed at 100% of equipment Rating.

UNDERFLOOR SPACE (CRAWL SPACE)

Lighting outlet	60 VA
Convenience outlet	100 VA

UNFINISHED BASEMENT OR LOWER LEVEL

Ceiling fixture outlet (per 200 sf)	100 VA
Convenience outlet	150 VA

GARAGE

Ceiling fixture outlet (per car space)	100 VA
Convenience receptacle (per car space)	300 VA
Overhead door motor receptacle	300 VA

**Detached Garage, if wired, then
this section shall apply.**

PADDLE FANS

All rooms	200 VA
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DINING, DINETTE AND BREAKFAST ROOMS

Side fixture outlet	60 VA
Ceiling fixture outlet	300 VA

LAUNDRY AND UTILITY AREA

Side fixture outlet	60 VA
Ceiling fixture outlet	150 VA

KITCHEN AREA

Sink, pantry, under counter fixture outlet	100 VA
Exhaust fan	100 VA
Ceiling fixture outlet	200 VA

2. APPLIANCE CIRCUITS

DINING, DINETTE, PANTRY, BREAKFAST ROOM AND WET BARS

Convenience receptacle	500 VA
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LAUNDRY AND UTILITY AREA

Laundry receptacle	200 VA
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Additional receptacle	100 VA
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KITCHEN AREA

Refrigerator, freezer, gas range receptacle	500 VA
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Convenience receptacle (minimum of 2 circuits to serve the counter top area)	1000 VA
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Dishwasher and/or disposal (shall be on a separate 20 ampere circuit with no other item)	2000 VA
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Trash compactor, in-line water heater And other stationary or fixed appliances (separate circuit or nameplate rating)	
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3. SEPARATE CIRCUITS

Furnace and auxiliary equipment, A/C equipment outdoors, water pump, sump pump, heat pump, etc. must be on separate circuits.

4. LIGHTING CIRCUIT

Total circuit VA shall not exceed 1500 maximum using a minimum #14 AWG with ground.

5. APPLIANCE CIRCUIT

Total circuit VA shall not exceed 2000 maximum using a minimum #12 AWG with ground.

